029.0	0001	0009.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	5,177,600	/	5,177,600
USE VALUE:	5,177,600	/	5,177,600
ASSESSED:	5,177,600	/	5,177,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON MINUTEMAN TOWERS LL
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON ARTHUR O JR/ETAL -
Owner 2:	M/T THAYER & ASSOC. -
Street 1:	1812 MASS AVE
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains .402 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 1960, having primarily Brick Exterior and 28476 Square Feet, with 32 Units, 32 Baths, 0 3/4 Bath, 0 HalfBath, 102 Rooms, and 42 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	17493.000	3,135,300	10,300	2,032,000	5,177,600
Total Card	0.402	3,135,300	10,300	2,032,000	5,177,600
Total Parcel	0.402	3,135,300	10,300	2,032,000	5,177,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 181.82 /Parcel: 181.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	19740
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!2390!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	3,135,300	10300	17,493.	2,032,000	5,177,600		Year end	12/23/2021
2021	112	FV	3,135,300	10300	17,493.	1,936,000	5,081,600		Year End Roll	12/10/2020
2020	112	FV	2,999,700	10300	17,493.	1,760,000	4,770,000	4,770,000	Year End Roll	12/18/2019
2019	112	FV	2,491,100	10800	17,493.	1,760,000	4,261,900	4,261,900	Year End Roll	1/3/2019
2018	112	FV	2,491,100	10800	17,493.	1,760,000	4,261,900	4,261,900	Year End Roll	12/20/2017
2017	112	FV	2,321,500	10800	17,493.	1,440,000	3,772,300	3,772,300	Year End Roll	1/3/2017
2016	112	FV	2,321,500	10800	17,493.	1,440,000	3,772,300	3,772,300	Year End	1/4/2016
2015	112	FV	2,067,200	11100	17,493.	1,216,000	3,294,300	3,294,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:25:55

LAST REV

Date	Time
09/06/17	08:59:24
ekelly	

USER DEFINED

Prior Id # 1:	19740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON ARTHUR	1369-95		6/10/2008		3,860,000	No	No		
GENERATIONS PRO	1103-176		11/19/1992		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	1334		1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
4/19/2000	Measured	263	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		17493		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		32		No. of Un	Site		0	63,500.	1.00	AA									2,032,000						2,032,000	

Total AC/HA:	0.40158	Total SF/SM:	17493	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	2,032,000	Spl Credit		Total:	2,032,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	84 - Apt- Hi Rise		
Sty Ht:	5 - 5 Story		
(Liv) Units:	32	Total:	32
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	32	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	32	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.00550103
Adj $ / SQ:	135.139
Other Features:	320000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4389043
Depreciation:	1316713
Depreciated Total:	3072330

COMMENTS

BK; 1103 PG; 175 BK; 635 PG; 3; EST LLV%; SUPR. NO TIME TO SHOW APTS; LAUNDRY RM, STG, BOILER RM/LLV; 2 UNITS/LLV.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 10

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 42 | Baths: 32 | HB

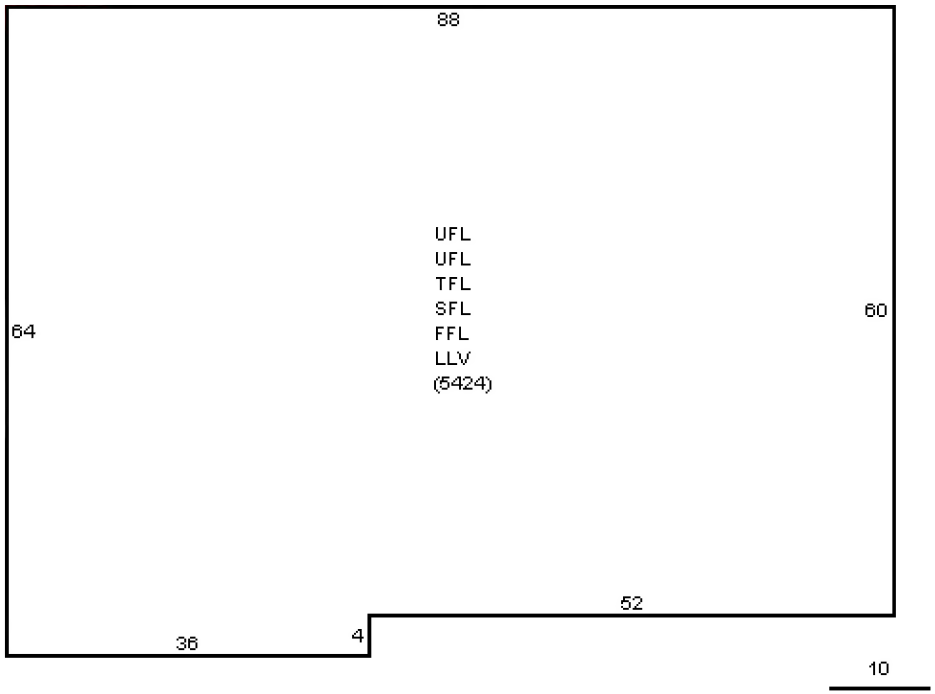
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
10	4	2	M
20	3	1	M
2	1	1	M
Totals			
32	102	42	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	135.14
Special Features:	63000	Val/Su Net:	96.34
Final Total:	3135300	Val/Su SzAd	115.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	Upper Floor	10,848	135.140	1,465,992
FFL	First Floor	5,424	135.140	732,996
LLV	Lower Level	5,424	74.500	404,064
SFL	Second Floor	5,424	135.140	732,996
TFL	Third Floor	5,424	135.140	732,996
	Net Sketched Area:	32,544	Total:	4,069,044
Size Ad	27120	Gross Area	32544	FinArea 28476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	25	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6120	A	AV	1985	2.32	T	27.2	112			10,300			10,300
61	Elev-Pas	M	S	1	6	A	AV	1960	15,000.00	B	30	112			63,000			63,000

More: N | Total Yard Items: 10,300 | Total Special Featues: 63,000 | Total: 73,300

IMAGE

AssessPro Patriot Properties, Inc